



R04-17-A-090

Ms. Barbara Alfano
Brownfield Coordinator
Environmental Protection Agency, Region IV
Atlanta Federal Center
61 Forsyth Street, SW 10th Floor
Atlanta, Georgia 30303-8960

RE: Wilson, North Carolina
FY2017 Brownfields Assessment Grant Application

Dear Ms. Alfano,

The City of Wilson, North Carolina, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Hazardous Substances Assessment Grant. The City is currently completing a Community-wide Petroleum Grant and does not have Hazardous funds in order to help assess and plan for properties contaminated with hazardous substances. An additional goal of the City is to parlay these additional assessment funds into sites that are eligible to access the Eastern North Carolina Brownfield Cleanup Revolving Loan Fund (BCRLF), which the City also administers. We want to continue to leverage the success of our Brownfield Program and recently closed Petroleum Assessment Grant (awarded in 2013).

- a. APPLICANT IDENTIFICATION: City of Wilson, North Carolina
112 Goldsboro Street East
Wilson, North Carolina 27893
- b. FUNDING REQUESTED:
 - i. Grant Type: Assessment
 - ii. Assessment Grant Type: Community Wide
 - iii. Federal Funds Requested: \$300,000
 - iv. Contamination: Hazardous Substances \$200,000/Petroleum \$100,000
- c. LOCATION: City of Wilson, Wilson County, North Carolina
- d. PROPERTY INFORMATION: N/A – community-wide proposal
- e. CONTACTS:
 - i. Project Director:
John Morck
Manager of Planning & Community Development
City of Wilson
Post Office Box 10

PLANNING & COMMUNITY REVITALIZATION

Planning • Downtown Development • Community Development
112 Goldsboro Street E • PO Box 10 • Wilson, NC 27894-0010 • 252.399.2211 • FAX 252.206.5294

Wilson, North Carolina 27894
Phone: (252) 399-2227
Fax: (252) 399-2233
Email: jmork@wilsonnc.org

- ii. Chief Executive/Highest Elected Official:
Grant Goings
City Manager
City of Wilson
Post Office Box 10
Wilson, North Carolina 27894
Phone: (252) 296-3363
Fax: (252) 399-2453
Email: goings@wilsonnc.org

f. POPULATION:

- i. 49,389
- ii. The City of Wilson is considered a municipal form of government.
- iii. The City of Wilson is located in Wilson County, North Carolina and has not experienced persistent poverty over the past 30.

- g. REGIONAL PRIORITIES CHECKLIST: The Region IV EPA Checklist is attached to this cover letter.

- h. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY: A letter from Bruce Nicholson, Brownfields Coordinator for the State of North Carolina, is attached to this cover letter.

Thank you for your time and consideration. If you should have any questions, please do not hesitate to contact Mr. John Morek, Brownfield Program Director.

Regards,



Michelle Brown, Planner
City of Wilson
Brownfield Program Manager

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1. COMMUNITY NEED

a. Target Area and Brownfields

i. Community and Target Area Descriptions: Located in Eastern North Carolina, Wilson's economic and municipal history is rooted in the native sandy soils found here. An excellent region for tobacco farming, the area rapidly became the world's largest producer of bright leaf tobacco by the early 1900s. Wilson flourished as a hub for the drying and processing of tobacco, as well as packaging and shipping via the railroads. Large industrial districts comprised of tobacco warehouses, commercial buildings, fueling depots and railroad infrastructure populated the central core of Wilson and helped fuel local economies for decades. As the tobacco industry grew, so did the secondary industries required to support the primary economic driver, such as agricultural chemical and pesticide manufacturers and feed and seed shops. As the labor force grew, the businesses needed to support workers and a thriving economy also expanded throughout the City, including car dealerships, gas and automobile service stations, grocery stores, dry cleaners and retail shops. However, as the tobacco industry declined, the once bustling tobacco warehouses became vacant, under-utilized, and run-down. In 1973, Wilson's stemmery closed; and, shortly after, related industries also closed.

In response to growing concerns about the risks of cancer from both first and second-hand smoking, the demand for tobacco further reduced, and large manufacturers began to diversify their businesses by acquiring non-tobacco holdings. North Carolina state legislators voted to increase subsidies for the stricken tobacco farmers and keep the economy from failing, but federal quotas continued to be reduced on an annual basis, shrinking farmers' profits. By 1980, North Carolina farmers were producing only 740 million pounds of tobacco, more than 100 million pounds less than what had been produced thirty years earlier during the cigarette heyday of the 1950s. In 1998, the four largest US tobacco companies entered into a master settlement agreement with state Attorneys General, and demand for tobacco dropped precipitously in the following years. As a result, North Carolina farmers produced only 360 million pounds of tobacco in 2013. Farmers in the surrounding rural areas found themselves with empty fields and in financial hardship. With significantly reduced funds to spend in Wilson's local economy, commercial businesses that once thrived suffered. As a result, vacant properties were boarded up, became blighted, and began to decay. What remains today are images of the past found in crumbling and underutilized structures.

These impacts on both the industrial and commercial interests left Wilson with a growing number of brownfield sites that are concentrated in and around the downtown Center City, East Wilson, and along the Highway 301 Corridor, specifically the historic Freeman Place neighborhood. Located in the middle of these brownfield corridors, the neighborhood was founded in the mid-1900s when World War II came to a close. As Wilson welcomed returning WWII soldiers and their families home with a prospect of a future in agriculture, Oliver Nestus Freeman (an African-American son of a former slave and stone mason) worked to provide economical housing in what came to be called the Freeman Place neighborhood. Freeman Place, located in East Wilson, is adjacent to the stemmery and tobacco warehouses yet separated from downtown Wilson by the railroad tracks to the west and bound by the Highway 301 corridor to the east. The neighborhood is ringed by industrial and commercial brownfield properties.

Wilson began taking proactive steps towards revitalization of the targeted communities through several planning initiatives, where City residents and officials worked together to voice hopes and concerns, establishing set priorities for redevelopment. Following the community's desire for infill redevelopment of brownfield sites, Wilson initiated a program to address the approximately 175 potential sites identified in and around the City.

ii. Demographic Information and Indicators of Need: Wilson's economy is primarily rural and agricultural based. The demographics here indicate an economically depressed area with high minority

populations, raising significant environmental justice issues. The majority of the major brownfields (highlighted in Section 1.a.iii) are located in or near the target neighborhoods, predominantly low income, minority neighborhoods which lag behind state and national statistics for all socioeconomic parameters.

Demographic	Freeman Place Census Tract 8.01	City of Wilson	Wilson County	North Carolina	United States
Population	3,600	49,389	81,499	9,750,405	314,107,084
% Minority	74.9	57.1	48.9	30.4	26.2
% African-American (Alone)	55.6	47.1	38.6	21.5	12.6
% Children (5-under)	5.1	7.0	6.4	6.3	6.4
% Women of Child Bearing Age	39.7	37.4	36.4	39.3	39.4
Bachelor Degree	6.5	23.6	18.4	27.8	29.36
Individuals Below Poverty Level	34.7	26.8	24.0	17.6	15.6
Families with Children Below Poverty (under 18)	50.8	35.1	31.9	20.8	18.1
Per Capita Income	\$15,685	\$21,845	\$21,426	\$25,608	\$28,555
Median Household Income	\$30,139	\$38,030	\$39,332	\$46,693	\$53,482
Unemployment Rate	20.6	13.7	12.4	10.5	9.2
Median Home Value	\$84,500	\$132,800	\$114,700	\$153,600	\$175,700
Percent Vacant Homes	7.5	10.4	10.1	14.7	12.5
Percent Rental Homes	65.4	49.1	40.0	34.2	35.6
Source: American Community Survey 2015 – September 2016 www.census.gov					

iii. Brownfields and Their Impacts: There are numerous brownfields that are in various stages of blight and disarray located throughout and adjacent to Wilson's targeted area. In addition to being eyesores on the urban landscape, they are negative stigmas for those living near or adjacent to them. The Highway 301 corridor divides the Freeman Place Neighborhood from the rest of Downtown Wilson. The corridor contains several brownfields sites, included former gas stations, dry cleaners, former car dealership, and several others, as well as open ditches (potentially carrying contaminated runoff from the brownfields), houses directly facing the Highway, and unsafe pedestrian walkways. The area along the Highway 301 corridor is within walking distance of an elementary school, a middle school, a charter school and a community college; and many residents walk past (and sometimes through) these potentially contaminated brownfield sites to reach the schools. The environmental problems associated with these properties have made it difficult to attract new investment, thus significantly hindering the ability to revitalize and reverse the negative trends. As an example, A Phase I ESA was completed on a property which revealed the presence of both an old gas station and an old dry cleaner. In order for redevelopment plans to go forward, a Phase II ESA is needed. Similarly, the Old Armory Project located in the Freeman Neighborhood is on track to be redeveloped as a museum. However, environmental concerns are one of the concerns stalling the potential development until they can be quantified.

As Wilson's brownfields program has grown over the years, so has the number of sites in need of assessment. The site inventory is viewed as an iterative and working document. Additional sites have been added to the initial list as the program has grown and community input increased. As such, the key properties along the 301 Corridor in need of the environmental assessments that this grant can provide include the following:

Property Name	Historical Use	Location	Acreage	Estimated COCs
Pender & 301	Former industrial area with various past uses; gas	Within ¼-mile of Freeman Place	5.9-acres	Petroleum, VOCs, SVOCs, heavy metals, PCBs

	stations			
Former Lee Motor Company	Auto dealership and repair	Along 301 Corridor within ¼-mile of Freeman Place	6 acres	Petroleum, VOCs, SVOCs, heavy metals
Fikewood Plaza	Former commercial strip mall, warehousing, suspected dry cleaners	Along 301 Corridor within ½-mile of Freeman Place	5+ acres	Unknown, Petroleum, VOCs, SVOCs, heavy metals, PCBs
Former Car Dealership	Auto dealership and repair	Along 301 Corridor within ½-mile of Freeman Place	2 contiguous parcels approx.. 4+ acres	Petroleum, VOCs, SVOCs, heavy metals

While these sites have been identified by our community partners as the next highest priority sites, our inventory shows Wilson has no shortage of brownfield properties to address. We have identified 43 potential brownfield sites totaling approximately 120 acres on just the Highway 301 Corridor alone. Additional sites throughout the city have also been identified. Funding from the EPA will allow many these properties to work their way through the brownfield program from site identification and assessment to redevelopment planning and cleanup.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: The lower income minority neighborhoods that comprise the targeted brownfield areas within Wilson clearly bear the higher burden of blight and environmental contamination. Those with the financial means have fled the inner core of the City for more affluent suburbs, leaving the urban industrial-based city center to deteriorate over time. Residents in these areas have had to face a disproportionate amount of vacant, blighted properties that are both environmental and emotional hazards. The property located at Pender St. and 301 is a large former industrial/commercial site that has remained vacant for years due to the lack of knowledge of all of the past uses or the concerns. This site is located near the Freeman Place neighborhood where kids and passersby use the site as a cut through. The brownfield properties tend to be either un-fenced, un-gated, or exist in such a state of blight that efforts to keep trespassers (and criminal activity) out are ineffective. The former Fikewood Plaza is located at a strategic intersection within the neighborhood along the corridor and residents listed this area as those that “detract from the community,” and consider them unsafe, especially at night. Lingering environmental contamination is present on many of these brownfield properties that must be addressed before the sites can be redeveloped. Without the continued environmental assessment and cleanup that is so desperately needed, residents will continue to be exposed to the remains of an industrial era long past; such as lead paint, mold, and asbestos laden buildings (typically found in structures of the ages present in Wilson), contaminated soils, and contaminated debris. Residents will continue to bear the emotional burden associated with living adjacent to the crumbling and/or vacant industrial, manufacturing, and warehousing eyesores. A 2005 study published in the Journal of Social Health and Behavior noted that public health officials need to seriously consider the mental health impacts of living near industrial facilities. “Residential proximity to industrial activity has a negative impact on mental health. This impact is both direct and mediated by individuals' perceptions of neighborhood disorder and personal powerlessness, and the impact is greater for minorities and the poor than it is for whites and wealthier individuals.”¹ Residents in the Freeman neighborhood are often seen walking through these brownfield sites in order to try

¹ Downey, L, Van Willigen, M. (2005). Environmental stressors: the mental health impacts of living near industrial activity. The Journal of Health and Social Behavior, 46(3), 289-305.

and get to sporadic transportation along Highway 301 in order to get to work or essential services. With little to no personal transportation, these economically disadvantaged residents are stranded in these neighborhoods, stuck in the cycle of poverty.

ii. Cumulative Environmental Issues: Wilson has been impacted by numerous environmental issues for hundreds of years. Our history as a railroad hub and economy dependent on tobacco farming, curing, warehousing, and shipping caused a legacy of environmental issues that we are still dealing with today. According to EnviroFacts, Wilson has 37 industries with regulated air emissions, 22 of which have been reported with toxic releases to air. Nine toxic releases to water have been reported, and there are 32 large quantity hazardous waste generators. Additionally, two National Priority List (Superfund) sites are located in Wilson. The EPA Environmental Justice screening tool (www.ejscreen.epa.gov/mapper) clearly demonstrates the toll these cumulative environmental issues are taking on Wilson's neighborhoods. For example, the Freeman Place Neighborhood ranks in the 90-95% percentile for nearly all measurable inputs including ozone, traffic, lead paint, Superfund proximity, RMP proximity, and water discharger. At the same time, the neighborhood also ranks in the 90-95% percentile for demographic parameters such as minority population, low income population, linguistically isolated, less than high school degree, and children under the age of five. Addressing the environmental concerns associated with brownfields is certainly a step in the right direction towards reversing these disparaging statistics.

Hurricane Matthew inundated eastern North Carolina and Wilson with more than eight to ten inches of rain in as little as 6 hours, and by some estimates 40+ inches in a couple of days. The heavy amounts of rainfall caused severe run-off carrying potential contaminants overland. Flood waters carry contaminants from upstream, and once the flood waters recede, fine particulate contaminants (metals, PCBs, pesticides, herbicides) became airborne causing potential contaminants to spread even farther.

iii. Cumulative Public Health Impacts: If environmental cleanup does not occur, unmitigated exposure pathways will continue to keep sensitive populations at increased risk to adverse health concerns. Residents of these neighborhoods can be exposed to the dangerous constituents on brownfields sites through a variety of ways. Volatile organic compounds could be migrating through ground or surface water runoff to private homes. Children exploring and playing on vacant brownfield properties may be exposed to lingering contaminants in debris, building materials, and site soils. Direct contact with these constituents can also result in significant public health effects.

The most vulnerable and sensitive populations face the extreme consequences of urban decay and environmental contamination. Nationally, 7.9% of all births results in a child with low birth weight, which puts that child at risk for serious long-term disability, stunted growth, respiratory illness, heart disease, diabetes, and other significant health effects. In North Carolina, 8.8% of babies are considered a low birth weight. The rate increases in Wilson County, where 9.6% of babies are considered low birth weight. Low birth weight statistics are not available at the City and neighborhood levels, yet the poorest and highest minority populations reside in the targeted brownfield areas. The EPA has found that low birth weight babies and birth defects are significantly higher for African American and poor populations.² A study presented by EPA in 2010 concluded that "increased risks for central nervous system defects (including neural tube defects), congenital heart defects, chromosomal anomalies, low birth weight, and small for gestational age were noted in several U.S. and European study populations that lived close to hazardous waste sites....Several studies also noted a maternal residence near active sites with chemical emissions (industries, incinerators, crematoriums) to be associated with fetal deaths, infant deaths, low birth weight, central nervous system defects, oral clefts, heart defects, renal

² <http://cfpub.epa.gov/eroe/index.cfm?fuseaction=detail.viewInd&lv=list.listByAlpha&r=235295&subtop=381>

dysplasia, and chromosomal anomalies. Residential proximity to pesticide applications or waste sites containing these chemicals was associated with fetal deaths, limb malformations, and neural tube defects.”³ Birth defects and low birth weights are the leading causes of infant mortality. Sadly, in 2012, Wilson County had the highest infant mortality rate (15.3%) of the region, more than twice that of the state of North Carolina’s infant mortality rate (7.4%).⁴ Exposure to contamination, particularly air pollution, has been linked to low birth weight babies. Therefore, Wilson’s industrial past and current brownfields may be contributing to the higher rates of low birth weight and infant mortality in Wilson County.

Wilson County also has decidedly elevated levels of asthma occurrences than North Carolina as a whole. In 2011, North Carolina observed a rate of 5.29% for asthma related emergency room visits, while Wilson County observed a rate more than twice that at 12.99%.⁵ Wilson County also has a higher cancer rate for all cancers (211.4 per 100,000 population) when compared to North Carolina’s cancer rate (179.9 per 100,000 population).⁶ Factors that may be contributing to these health disparities include the prevalence of asbestos containing materials, lead paint, and other hazardous contamination on brownfield sites, as well as decaying buildings and/or infrastructure contributing to fewer outdoor recreational pursuits. The data discussed above suggests Wilson’s brownfield properties are negatively impacting sensitive populations.

c. Financial Need

i. Economic Conditions: A U.S. Department of Agriculture Report, *Trends in U.S. Tobacco Farming*, reported that the number of North Carolina farms growing tobacco declined by 95% between 1954 and 2002. Wilson is located in the middle of the largest flue-cured tobacco growing region. Since that time, few economic engines have come along to replace this lost income.

On July 1, 2015, as part of a follow-up to a 2013 state tax form legislation, the N.C. General Assembly placed new limits on municipalities’ collection of local business privilege license taxes. While state legislatures promised to work with local governments to find a solution to the loss of revenue, no solutions have yet been implemented to account for the \$62 million deficit towns and cities now face. The smaller communities such as the City of Wilson are particularly affected by this; they are already operating under economic stress with limited financial options with which to pay for basic services. In Wilson, the loss of privilege license revenue is estimated to be \$275,000. The impact of this decrease in tax dollars can only mean further pressure on local governments to raise property taxes, which will in turn limit economic growth.

The state of the economy gives little hope that future funding will be made available. Unemployment rates continue to be higher than the state average, foreclosures have increased, and tax revenue continues to decline. The slowdown in real estate construction also negatively impacted revenue from permits and fees and reduced the growth of the property tax base. Wilson is projecting total net revenue in 2016 to be only slightly higher (0.44%) than the 2015 budget. The 2017 budget includes a minor 1.7% increase, mainly due to increased expenses such as a 3.5% increase in employee health insurance expenses. The City has reduced staffing levels in recent years, and the continued staffing shifts result in a net decrease of one position in the 2017 budget. With a focus on providing core services, the City simply does not have the means to fund additional assessments and redevelopment planning without relying on outside assistance. Numerous brownfield properties have been assessed with previous grant funding allocated to Wilson, and we are starting to see the return

³ Maantay, Juliana; Chakraborty, Jayajit; and Brender Jean (May 12, 2010). Proximity to Environmental Hazards: Environmental Justice and Adverse Health Outcomes. Symposium conducted by the U.S. Environmental Protection Agency.

⁴ www.nchealthystart.org

⁵ <http://www.asthma.ncdhhs.gov/>

⁶ <http://www.schs.state.nc.us/schs/CCR/mortality.html>

on the EPA's investment. Funds are needed to continue the exciting momentum and keep moving properties through the brownfield process.

ii. Economic Effects of Brownfields: Demographic data indicates that Wilson lags behind the rest of North Carolina in terms of income level, education, and median home values. **50.8% of families with children under the age of 18** and nearly **35% of all individuals** living in the Freeman Place target area (Census Tract 8.01 and the heart of Wilson's former industrial neighborhood) **have incomes below the poverty threshold**. In the 2012-2013 school year (most recent data available from (www.ncreportcard.org), **96.2% of children** from the Freeman Place neighborhood attending the local elementary school receive free or reduced lunches. The median home value is about 37% of the median for the rest of the City. North Carolina has experienced a 47.3% decline in tobacco related jobs of the past two decades, while a decline of 8.82% of tobacco employers occurred during the same time period. Many residents of the Freeman Place target area depended on the tobacco jobs or the jobs created to serve the tobacco workforce and industry. The tobacco industry is a sector of the local economy which will not return, and no new industry with meaningful employment has yet to take its place (www.ncglobaleconomy.com/tobacco/workers.shtml). As the tobacco jobs disappeared and the local business closed, these residents have become unemployed and isolated in pockets of severe poverty. The **unemployment rate in the Freeman Place target area is 20.6%** compared to 13.7% for the City. The impoverished populations living in the Freeman Place Neighborhood are disproportionately burdened by the impact of lost industry, abandoned/blighted property, and brownfield sites.

Once a proud working class neighborhood, Freeman Place has now suffered from significant divestment. A majority of the housing stock was built prior to the 1960s and is currently renter occupied. New home construction has moved to the outer limits of the City in search of areas not surrounded by the blight of brownfields. In the Freeman Place targeted area, the median home value is a mere \$61,900 according to the 2015 American Community Survey 5 (ACS)-year estimates. This is a decline from the 2012 ACS estimate of \$71,500 and a substantial decline from 2007 (the height of the real estate bubble), when the 2005-2007 ACS estimated the median home value to be \$122,600 for the City of Wilson. Further, this is significantly less than surrounding Wilson County's median home value (\$114,700) for the same 2015 data set, suggesting home values have been affected by the presence of brownfields in the neighborhood. Based on the above decline in home values, the City of Wilson has experienced a 50% decline in potential property tax revenue in the past decade. Despite the daunting economic climate, the City is continuing to strive towards reversing the downward trends to revitalize the region and economy. Unfortunately, the blighted brownfield properties continue to inhibit economic development efforts

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The City of Wilson is committed to the revitalization of the entire City as directed by those who are influenced the most - its citizens. Through the development of the City's 2030 Comprehensive Plan and the Plan's August 2012 amendment for a Unified Development Ordinance, the 20|20 Community Vision, the 301 Corridor Taskforce Report, and the ongoing Brownfields Program, City residents, staff, and officials continue to work together in true partnership to establish priorities for redevelopment within the community. The City's 2030 Comprehensive Plan sets goals related to land use and redevelopment relevant to the identified brownfields sites. It calls for creation of small scale retail and service establishments which will both provide jobs and access to needed resources for residents of the target area and remove the existing blight. Additionally, all future development requires buffers of open space and improved, safe walkways and bikeways. This next step in the brownfields program will allow the City to continue to

address key brownfields properties and encourage redevelopment within the City with a focus on the target area around the Freeman Place neighborhood. For example, the City continues to work with the stakeholder associated with the former Lee Motor site toward on-going expansion of Wilson Community College. The Wilson Police Department has targeted the former Fikewood Plaza and nearby former auto dealerships as possible sites for expansion of services.

The Hominy Creek Greenway and Water Quality Park (aka. Hominy Creek Park) Master Plan is another component of the City's 2030 Comprehensive Plan that will make a positive impact on the target area. The Greenway is designed to improve the physical environment for residents living adjacent to it. Funded by multiple sources, the greenway meanders from north to south for approximately 3 miles along a stream corridor bisecting the city through a spectrum of economic classes, neighborhoods, and nearby service areas, including historic downtown with the southern terminus at Highway 301 in the target area. Some of the potential brownfield properties identified are along the route, such as the 301 & Pender St. site, need to be assessed in order to protect both public and environmental health.

With the valuable community input from the above-mentioned efforts, the City has developed an overall vision for the redevelopment of key areas in Wilson. Two of the major components of the 2030 Plan focus on 1) Sustainable Planning and 2) Revitalization of Downtown and Center City. "Recycling" the brownfield sites in the downtown area (including the Freeman Place target area) to promote infill and reduce urban sprawl are a few of the specific goals set by the City and community. The reuse of existing buildings and sites within the target areas is key to taking full advantage of redevelopment and revitalization efforts, as these sites have existing infrastructure and utilities already in place. By encouraging such infill development, we will reduce the pressure on building in greenfields in unincorporated areas, eliminate the need to extend power, water, and sewer lines to new sites, decrease our carbon footprint, and foster a strong sense of community. Grant funds are expected to be used to assist the City and the community with realizing this vision of a healthy redevelopment.

This assessment grant will continue to directly support the Livability Principles, as follows: 1) Provide more transportation choices – infill development, such as on the 301 Corridor in the Freeman Place neighborhood will enable walking and biking to be viable choices; 2) Promote equitable, affordable housing – addressing brownfields particularly in lower income, minority neighborhoods such as the Freeman Place neighborhood enhances housing choices and promotes the care and redevelopment of affordable housing; 3) Increase economic competitiveness – the redevelopment of brownfields generates jobs and business opportunities specifically within the target areas; 4) Support existing communities – focusing program efforts to involve residents of the disadvantaged neighborhoods that are most affected by brownfields will strengthen them as issues are addressed and environmental issues resolved; 5) Leverage Federal investment – in addition to the EPA funding, Wilson will leverage funds from HUD and DOT to achieve the overall redevelopment goals; and 6) Value communities and neighborhoods – the program's focus on the historic and long-standing Freeman Place neighborhood will ensure these areas remain equally desirable and lively neighborhoods to live in.

As such, Wilson will conduct Phase I and Phase II Environmental Site Assessments (ESAs) on key brownfield sites as prioritized through our proven community-oriented planning process. Cleanup and redevelopment planning will be conducted for the highest priority sites requiring cleanup activities. We will manage the grant using an in-kind contribution of our own personnel to ensure that as much of the grant funding as possible will be dedicated to the initiative's three primary tasks: 1) Community Outreach, 2) Site Assessment, and 3) Cleanup and Redevelopment Planning.

ii. Timing and Implementation: Our project will continue to be led by the Brownfields Project Manager in our Planning & Community Revitalization Department. She will be responsible for

ensuring all project activities are completed in accordance with the work plan and terms and conditions of the grant. She will lead all project activities, including contractor oversight, site selection, and efforts to secure site access.

(a) Contractor Procurement: Given the technical nature of this project, we hired an experienced and qualified consultant to assist the City with the implementation of brownfield projects and services. We followed the competitive Federal procurement guidelines (2 CFR 200 and EPA's rule at 2 CFR 1500) to retain those services for a five-year period with options to renew. Once notified of award, we will negotiate a new task order under the existing master contract to ensure that we have a project team and a qualified consultant in place and ready to begin once funds are available.

(b) Site Inventory: With input and support from our community partners, we have already prioritized the site inventory compiled under our previous grant. In the project's first month, our project team will again solicit community input to ensure the priorities have not changed. Community input will be a critical component of site prioritization. The process will be guided by four major criteria: 1.) meeting the needs of the community; 2.) ability to make the redevelopment happen; 3.) level and threat to human health and environment; and 4.) level of blight and impact on surrounding area.

(c) Site access: The City has extensive experience with brownfields and in gaining access to private and other non-government owned properties and continues to work with 301 Forward and other stakeholder groups in the area to encourage property owner participation and site access. The Former Lee Motor site has taken limited advantage of the Program in the past has provided site access. City staff and/or consultants will meet with property owners and explain the process and the benefits of a "free" Phase I or Phase II assessment and the liability and tax incentives offered under the state program. If a property owner is not interested in participating, then we will move on to the next highest priority on the list. Based on our previous successful programs, property owners and developers recognize the benefits of the program and seek our assistance when funding is available. Therefore, we are confident gain access to sites will not be an issue.

b. Task Descriptions and Budget Table

i. Task Descriptions: The City of Wilson is seeking funding in the amount of \$200,000 for properties with potential hazardous substance contamination and \$100,000 for properties with potential petroleum contamination. Funding will be used for community outreach, site assessment, and cleanup/redevelopment planning on potential brownfield sites. Estimated costs came from a thorough review of previous grant files/invoices and estimates our consulting firm. As such, funds will be used to complete the following tasks:

Task 1 - Community Outreach: Public involvement activities will be designed to continue the established partnership with the citizens, communities, and businesses most affected by brownfields. Planned activities include continuing to hold meetings with local residents, meeting with community advisory boards and commissions, soliciting support and providing information through e-mail distribution lists, developing newspaper articles that describe the project and associated activities, utilizing the City's TV channel to broadly offer project updates and education, distributing a project brochure or information fact sheet to the community at large, updating the project website with pertinent information, meeting with prospective buyers and developers, and attending meetings, workshops, and conferences.

\$22,500 of the total \$300,000 requested budget (\$15,000 hazardous/\$7,500 petroleum) is requested to complete this task. Of this, \$6,000 is budgeted for travel (\$4,000 hazardous/\$2,000 petroleum) for City staff to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the Regional Grantees Workshop, and any other relevant training such as workshops focusing on sustainability and/or green building.

\$1,500 has been allocated for supplies (\$1,000 hazardous/\$500 petroleum) for the purchase of items needed to successfully go into the community and clearly present project information. \$15,000 is budgeted for contractual expenses (\$10,000 hazardous/\$5,000 petroleum). The following is anticipated: \$1,500 to update the community involvement plan; \$3,500 to provide updates on the project website and articles for the newspaper or newsletters; \$3,000 for the design and printing charges associated with various outreach materials used during the grant; and \$7,000 in labor charges to prepare for and facilitate public meetings and meeting with residents, property owners, and prospective purchasers to discuss the benefits of participating in the grant (20 meetings at \$350 per meeting).

In addition to the funds requested above, the City of Wilson anticipates a contribution of \$12,500 of in-kind resources (labor) to prepare for, travel for, and facilitate public meetings; provide oversight and direction to the selected consultants; and review/approve outreach materials (web design, brochures, fact sheets, etc.).

Task 2 – Site Assessments: Phase I ESAs conducted under this project will be performed by qualified contractors and in accordance with American Society for Testing and Materials (ASTM) Standard E1527-13 and the EPA All Appropriate Inquiry (AAI) Final Rule. Phase II ESAs will be conducted by qualified contractors in accordance with ASTM E1903-11. Approximately 6 Phase I ESAs costing \$3,000 each will be conducted using hazardous grant funds, while approximately 4 Phase I ESAs costing \$3,000 each will be completed utilizing petroleum grant funds. We anticipate completing approximately 4 hazardous funded Phase II ESAs at an average cost of approximately \$35,000, and 2 Phase II ESAs on petroleum sites at an average cost of approximately \$30,000. In addition to completing Phase I and II ESAs, consultants will complete site-specific Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) prior to initiating field work. Endangered Species Surveys and Cultural/Historical Resource Surveys will be completed for those properties that require them. Costs for QAPPs, HSPs, and surveys are included in the Phase II costs. Therefore, we anticipated a total of \$230,000 in contractual expenses (\$158,000 hazardous/\$72,000 petroleum).

Task 3 - Cleanup and Redevelopment Planning: Subsequent to assessment activities, contractors will develop remediation and cleanup plans on sites determined to be the highest priority. These activities will include the development of an Analysis of Brownfield Cleanup Alternatives (ABCA) and cleanup and redevelopment plans. We anticipate developing 3 ABCAs for hazardous-funded properties at a cost of approximately \$5,000 per document. Additionally, 3 cleanup and redevelopment plans are anticipated at a cost of \$4,000 per plan. For the petroleum-funded work, 3 ABCAs are expected at a cost of \$4,500 per document with 2 cleanup redevelopment plans at a cost of \$3,500 per plan. Therefore, we anticipated a total of \$47,500 in contractual expenses (\$27,000 hazardous/\$20,500 petroleum).

ii. Budget Table:

Budget Categories	Hazardous Budget				Petroleum Budget			
	Task 1	Task 2	Task 3	Total : (Haz)	Task 1	Task 2	Task 3	Total: (Petro)
Travel	\$4,000			\$4,000	\$2,000			\$2,000
Supplies	\$1,000			\$1,000	\$500			\$500
Contractual	\$10,000	\$158,000	\$27,000	\$195,000	\$5,000	\$72,000	\$20,500	\$97,500
Total	\$15,000	\$158,000	\$27,000	\$200,000	\$7,500	\$72,000	\$20,500	\$100,000

c. **Ability to Leverage:**

Wilson has a successful track record of leveraging a broad mix of funding opportunities to facilitate the development of key properties. This is demonstrated in the development of our downtown urban

Whirligig Park, which to date has received over \$1.3 million in grant funding from multiple federal, state, local, and private sources. The park has become a key driver for new downtown investment. Currently, six former brownfield properties surrounding the Whirligig Park are in the process of being redeveloped. One of these projects is a new brewery called BrewWorks, a \$4 million dollar project, which should open in 2016. Another is the Hi-Dollar Warehouse, which will become Whirligig Station, a \$12 million mixed-use project. Both developments leveraged previous brownfield grants to fund the needed environmental assessments to get the projects moving.

We are committed to pursuing all available funding options for brownfield redevelopment. For example, the City of Wilson, along with the City of Greenville joined resources and formed the Eastern North Carolina Brownfield Coalition (ENBC) in order to secure an EPA Brownfields Cleanup Revolving Loan Fund. The \$1 million RLF is now available for developers who need assistance remediating properties standing in the way of redevelopment. We will continue to leverage the EPA's investment in Wilson by providing assessments with these grant funds and then working with developers to utilize RLF monies. Further, Electricities of North Carolina is a member-managed municipal corporation created to manage electric utility interests for its member communities across the state of which Wilson is a member. One of Electricities charges is to provide economic development services and they have committed to partnering with the City to help encourage redevelopment of brownfield sites.

Additionally, the City has firm committed leveraging for the targeted project area as shown in the following table. These projects will complement the brownfield projects by providing additional amenities and infrastructure to the sites and potential redevelopments.

Funding Entity	Funding Amount	Brownfield Area Focus Project
Clean Water Management Trust Fund	\$18,316	Hominy Creek Park Greenway Improvement
Community Transformation Grant	\$8,000	Hominy Creek Park Greenway Improvement
United States DOT Tiger VII Grant	\$10 million	301 Road to Opportunity – improving bike and pedestrian safety along corridor by connecting neighborhoods adjoining corridor to jobs and vocational training
United States HUD Choice Neighborhoods Initiatives Grant	\$200,000	Planning grant to develop economic opportunities for neighborhoods surrounding public housing development

Finally, the City will continue the very important task of encouraging potential purchasers of brownfield properties to utilize liability protections and tax credits established through the North Carolina Brownfields Program. This will allow non-responsible parties who have entered into the voluntary cleanup program to leverage various financial incentives, including local property tax relief upon completion of improvements to the brownfield property. The value of such improvements is excluded from future property taxes for five years at a rate of 90% exclusion in the first year, and then gradually decreasing to a 10% exclusion in the fifth year.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Engaging the Community Progress

i. Community Involvement Plan: The City of Wilson has an established community engagement program that has contributed positively to our brownfield program. Public dialogue has not been a regulatory box in need of checking; rather it has been an ongoing conversation between residents and city staff working to achieve a common goal. The City's active brownfield project team has worked to engage the community and enhance public participation since inception of the brownfields program. For the targeted areas, the project team is working closely with key community groups, such as the Highway 301 Advisory Committee. The Highway 301 Advisory Committee consists of a group of ten

residents, neighborhood leaders, and property and business owners serving a three year term who meet monthly to review the progress of local redevelopment, identify concerns, and foster ideas and incentives for further revitalization.

We will continue with and build upon these successful community engagement efforts by enlisting the thoughts and advice of the community in the site prioritization process and then conducting workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. Our project team and partners are committed to continuing to work closely with the community and potential developers to ensure the sustainable redevelopment of our brownfield sites.

ii. Communicating Progress: Providing updates on the progress of the project is essential to the success of maintaining the project's community-driven focus. The City will continue to disseminate information and gather input from the neighborhood groups, residents, businesses, and property owners included in the focus areas. Through our past efforts, we have found that the Highway 301 Advisory Committee (Highway 301 Forward) is the most appropriate and effective way to communicate with our stakeholders as they are active and committed members of their communities. They have supported our brownfields program thus far by including brownfield updates in their regular meetings, helping with the site inventory and prioritization process, and offering ideas for redevelopment schemes. We will continue to work with the committee and other community organizations to ensure our public is engaged in the project. We will continue to offer public meetings, at a minimum on a quarterly basis, and meet regularly with community groups, civic clubs, and neighborhood associations as projects are in progress. The City will also continue to distribute information through e-mail lists, by developing newspaper articles that describe the project and associated activities, by utilizing the City's TV channel to broadly offer project updates and education, by distributing a project brochure to the community at large, and by posting information on our project website.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Through implementation of the brownfields program, the City of Wilson has developed a strong partnership with the North Carolina Department of Environmental Quality (NC DEQ) Brownfields Program who will continue to review technical documents, oversee assessments and cleanup plans, and facilitate Brownfields Agreements for properties that are cleaned up under this project. The Brownfields Agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the NC DEQ staff to stay involved and provide oversight of project activities.

ii. Other Governmental Partnerships: Other governmental partnerships have been developed as integral parts of Wilson's brownfields program. These entities include:

- EPA Region 4 - As the funding agency, the EPA and the regional Project Officer will have significant involvement in the project. We will work with the EPA to ensure all work is completed in accordance with the terms and conditions and all objectives are met in a timely manner.
- US Department of Transportation – has committed funds for physical improvements along the Highway 301 corridor in the project area as part of the Tiger VII initiative.
- US Housing and Urban Development – HUD has already demonstrated its commitment to the revitalization of Wilson through CDBG grants for housing rehab and water system improvements. We will leverage existing and future HUD funding to assist in the redevelopment of brownfield sites. In addition, HUD has provided Wilson with a planning grant for developing strategies for economic opportunities in neighborhoods.
- Wilson County Health Department - the local center for public health. The department will

support the project by monitoring any assessment and/or cleanup activities that could cause a threat to public health (i.e. ambient air issues). The health department will also serve as a resource for residents who may have questions or concerns about exposure to any contaminants found during site assessments and/or cleanup.

- Wilson Community College - a member of the Greenforce Initiative, a partnership of the National Wildlife Federation and Jobs for the Future, and is committed to preparing students to advance in green careers. The college has gone beyond being a green campus, and now provides green workforce training programs for its students, including a program to train green building for residential contractors and a course that trains commercial contractors and subcontractors for the green certification exam. The college hosts an annual Sustainability Summit, which was attended by the state's community colleges, employers, business and community organizations, and economic development agencies to learn about emerging and evolving green sectors in the region and to share best practices for preparing students, including lower-skilled adults to succeed in the field.

c. Partnerships with Community Organizations

i. Community Organization Description & Role:

Community Group	Mission Statement	Support for the Brownfield Project
301 Forward	301 Forward is a business and neighborhood partnership where residents of the neighborhoods along 301 can voice opinions and concerns with development struggles in the area.	301 Forward will provide support in identifying properties, disseminating information at meetings, soliciting input from the community, and participate in redevelopment planning efforts.
Barton College	Small, private College in a downtown neighborhood with several sites located in close proximity.	The College will provide meeting space when needed as well as other educational assistance. Will partner, where appropriate, on redevelopment of key brownfield sites.
Preservation of Wilson	Non-profit that provides leadership in the revitalization efforts of historically significant properties.	Will help to set development priorities and provide assistance in recruiting potential developers
Wilson Housing Authority	Established to provide decent cost effective housing in Wilson. Their goal is to maintain a stock of good affordable housing to meet the needs of the citizens.	Will look to develop housing on brownfield properties, where appropriate.
Wilson Economic Development Council (EDC)	Focuses on recruiting industrial development to Wilson.	Promote the Brownfield Program by maintaining a site inventory in their offices and promoting the use of brownfield properties and brownfield tax incentives during the recruitment of new business to the City.
Wilson Community College	Community college that provides training and education to the City of Wilson residents with a commitment and dedication to sustainability.	Capacity and experience to develop training programs, encourage and promote sustainable and green infrastructure, and provide meeting space.

d. Partnerships with Workforce Development Programs:

Due to the proximity of the City of Wilson to the City of Durham (about 90 miles), Wilson will encourage our contractor, subcontractors, and developers to consider hiring environmental technicians graduating from Durham's Brownfield Job Training Program for brownfield assessment, remediation, and redevelopment activities. Preferences will be given for subcontracting opportunities to firms who provide jobs for or sources from local community members and businesses. Additionally, Wilson Community College has pledged its assistance and partnership in providing training opportunities.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits

As evidenced by the numerous community-based planning efforts undertaken over the last decade, Wilson is committed to conducting well-planned growth that will improve the quality of life for all of its citizens - both advantaged and disadvantaged. Removing the blight and environmental concerns associated with these properties will entice businesses to locate in the target area and thereby encourage families to move into the adjacent neighborhoods once again. Wilson's goal is to encourage equitable redevelopment – so that families who historically resided in neighborhoods, such as Freeman Place, do not feel pushed out by the new development. Rather, second or third generation family members who may have moved away will be encouraged to return.

The City's and its partners' commitment to this equitable redevelopment is demonstrated by the \$14 million already invested in the revitalization efforts for the Freeman Place Neighborhood. Built upon the community's input and needs, the planned redevelopment includes mixed-income housing units such as walk-up apartments, duplexes, and townhomes. Parks, playgrounds, open spaces, a new greenway near a restored creek, and community gardens are also envisioned. Throughout the redevelopment, the City has involved and will continue to involve the residents in the decision making process to ensure that the benefits of the redevelopment have a positive impact on those who already live there. Wilson expects that this project will create a market synergy that will create new interest for the redevelopment of other areas where the community-built plan calls for an increase in private investment to encourage new commercial and employment opportunities that are walkable to residents.

With the grant funds, we will encourage further investment in the target area, by assisting with the needed assessment and cleanup and redevelopment planning. The welfare, environmental, public health benefits will be realized by the target community, when the blight is removed, unsafe structures demolished or redeveloped, environmental contamination remediated, and potential exposure pathways mitigated. As the risks to exposure to harmful toxins, such as asbestos, contaminated soils and building materials, lead based paint, and industrial wastes, decrease, we expect to see lower rates of asthma and low birth weight babies in the brownfields neighborhoods.

The City of Wilson has also taken steps to encourage the incorporation of sustainable design and reuse of existing infrastructure in redevelopment efforts. For example, the City is currently working to develop a formal energy conservation strategy to promote energy efficient transportation and development patterns, material conservation (waste reduction and recycling), and energy efficiency and conservation strategies for buildings and facilities. Incentives are being developed for programs that employ these concepts, including allowing green roofs to qualify for open space credits, allowing shared parking agreements, and offering density and height bonuses. In addition, the City is developing a strong bicycle and pedestrian program to expand transportation choices that most recently includes installing sharrows along key roads identified as potential bicycle routes as identified in the City's Bicycle Plan. The goal is to create an interconnected network of designated bicycle routes where residents can safely ride to destinations around town without depending on their cars.

In addition, two community gardens are established in North Wilson and the Five Points Neighborhoods, and community groups have expressed interest in establishing community gardens on brownfield sites. Access to fresh fruits and vegetables provides an obvious health benefit of good nutrition, but also a social benefit to be had from the sense of community involved in tending the local garden. This process seeks to improve quality of existing neighborhoods and provide marketing tools with goals of bringing in new investment, enhancing quality of life, and deterring greenfield development while maintaining affordable housing opportunities.

b. Economic and Community Benefits

As evidenced by the dismal statistics in Section 1.a of this proposal, the City of Wilson is in significant economic need. Unemployment and poverty rates are extremely high in the target areas. Despite the incentives available to developers interested in reutilizing the historic buildings and properties located throughout the target areas, the assessment and cleanup costs associated with these large properties make redevelopment efforts beyond the limits of financial feasibility. Thus, we are relying on the federal Brownfields Program to assist with the assessment of and eventual environmental cleanup of these difficult properties. However, as the environmental liabilities are resolved, redevelopment can proceed. Early estimates for proposed mix-use developments along the corridor, estimated at \$30 million, will bring new businesses, which increases the tax base and provides much-needed jobs. Based on the EPA's historical numbers, we expect to leverage over \$18 per dollar expended on assessment and cleanup, which translates into a conservative estimate of over \$5 million and 21 jobs.

In addition, in neighborhoods where brownfields are removed, new housing is developed, and home ownership is increased, property values across the neighborhood generally increase between 2 and 3 percent. Increasing property values translates into increased property tax revenue for the cities and counties.⁷ Further, recent (2014) research has shown that public investment leverages \$7 - \$19 per \$1 public invested. On site, a dollar of public investment yields \$5 to \$20 in property value increase and in the surrounding neighborhood, property values typically increase in the range of 5-15%, just from the appreciation of the property due to the redevelopment of the brownfield. A new job is created for every \$10,000 - \$13,000 spent on brownfield remediation.⁸ An example of this type of success in Wilson can be seen in the Nash Lofts. Prior to redevelopment, the 2013 tax value of the property was \$55,897. Post redevelopment, the 2014 tax value jumped to \$698,433. This one property alone increased Wilson's tax base by more than \$600,000.

Many of the brownfields sites assessed in previous grants are now entering the redevelopment stages. For example, the City is currently redeveloping a former tobacco warehouse into mixed use and market residential (\$12 Million Hi-Dollar) and former underutilized sites along the Whirligig park are being transformed into a brew pub. Additionally, the Wiggins Mill Solar Farm is currently under construction along Highway 301. When complete, the farm will be one of the three biggest such producers of solar energy in North Carolina, generating electricity to power more than 11,000 residential homes, when the project is at maximum output.

We will also realize some non-economic community benefits. The Hominy Swamp Creek is a northwest-southeast trending creek running through the industrial and commercial corridors of Wilson and is currently on the Impaired Water List, the terminus of which will be in the target area. Because the Hominy Creek runs through corridor, many more potential brownfield properties may be adversely affecting the water quality. The plan to create a Linear Park across town with full stream restoration and the removal of the stream from the Impaired Waters list (as well as other objectives of habitat restoration, flood retention, stormwater treatment, etc.) is taking shape. As brownfield properties along the proposed Hominy Greenway are evaluated, the City will seek opportunities to assist in the greenway's development.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Findings: The City of Wilson has not received adverse audit findings.

b. Programmatic Capability: Wilson has the requisite capacity to administer the EPA grant funds based on previous experience in federal and state grant management. Mr. Rodger Lentz, the Director

⁷ EPA Brownfields Benefits Postcard: <http://www.epa.gov/brownfields/overview/Brownfields-Benefits-postcard.pdf>; June 2013.

⁸ Frank, Nancy (2014) *Benefits of Public Investment in Brownfield Cleanup and Redevelopment*, Prepared for the Economic Impact Subcommittee of the Wisconsin Brownfields Study Group

of Planning and Development Services, will serve as the project director. Ms. Michelle Brown serves as the Project Manager for the Brownfield Program. Ms. Brown, a Planner with the City, has been working with the City and Mr. Lentz for the past five years, where they integrate their Brownfield Program on a day to day basis with other projects in the Planning and Development Services Department. Mr. John Morck of the planning staff has also been very active in brownfields for the past three years. He has taken a complimentary role with Ms. Brown and also serves on the current RLF committee. These individuals have multiple years of experience managing federal and state funds. Ms. Kathy Batts assists in an administrative support role, and the team is also supported by personnel from the Human Relations (HR) and Financial Information Services departments. In addition, the City's consultant project team is already in place after the City followed the procedures detailed in 2 CFR 200 and EPA's rule at 2 CFR 1500 for the procurement process. The City released a competitive, public Request for Qualifications for Brownfield Consulting Services, reviewed submittals from five (5) firms, and selected the team deemed most qualified by the review committee. A contract with the selected firm will be negotiated within one month after the grant announcement. The City has the systems in place to appropriately acquire additional expertise and resources, if necessary. Therefore, multiple individuals and organizations will be ready and involved to ensure the project's success.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: We have an excellent history of managing EPA grant funds appropriately and in a timely manner. We will continue to not only meet but exceed the EPA's expectations as we implement this next portion of our brownfields project. Monthly, the project team will meet to review the goals and schedule detailed in the work plan and to address any issues. We will track and measure the task-specific outputs (# of assessments, # of ABCAs, etc.) and outcomes (acres ready for reuse, jobs created, etc.) in ACRES and in quarterly and closeout reports. The ultimate outcomes for this endeavor are the successful assessment and cleanup of the identified sites to be redeveloped as open space, recreational areas, affordable housing and access to small retail and service establishments. This will lead to improved quality of life for the target community.

d. Past Performance and Accomplishments: Wilson's Brownfield Program completed the 2012 Hazardous Assessment Grant in 2015 with no funds remaining. Under the project, the City formally identified some 175 potential brownfield properties and cataloged 72 of them in key areas of the City, 42 of them in the Freeman Place neighborhood and Highway 301 Corridor. The program completed two Phase I ESAs, three Phase II ESAs, one asbestos abatement plan, and one visioning concept plan. Several of the projects initiated through the Program have seen redevelopment (Tucker Furniture and Western Auto have been turned into live work, mixed use spaces). All required reporting was submitted per the terms and conditions of the Cooperative Agreement, and ACRES accurately reflects the outputs and outcomes of the grant.

The City was awarded a Community-wide Petroleum Assessment grant in 2013 the closed on September 30, 2016. Highlighted by the effort on the former Kaiser Agricultural Chemical site that is now owned by Wilson Chapel Baptist Church, the Brownfield Program completed a Phase II ESA and redevelopment planning for the site. With input from the church community and surrounding neighborhood, a park plan was created by the consultant team that will begin to turn the vacant lot into a neighborhood park. Additional Phase II ESA work was completed on 3 more sites. All required reporting has been submitted per the terms and conditions of the Cooperative Agreement, and ACRES accurately reflects the outputs and outcomes of the grant.

Additionally, the City closed its 2010 Community-wide Petroleum Assessment grant early in 2013 with all required reporting per the terms and conditions of the Cooperative Agreement, and ACRES up to date.

Regional Priorities Form/Other Factors Checklist

Name of Applicant: **City of Wilson, North Carolina**

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): **Assistance to Communities that Have Limited In-House Capacity to Manage Brownfields Projects – N/A**

Page Number(s): **N/A**

R-048-16

**Resolution Authorizing an Application for
Environmental Protection Agency
Brownfield Assessment Funds**

WHEREAS, the City of Wilson wishes to identify, assess, and prepare for redevelopment sites that may have incurred possible environmental contamination; and

WHEREAS, the US Environmental Protection Agency is accepting applications for the Brownfield Assessment Grant Program; and

WHEREAS; the City of Wilson wishes to pursue funding for environmental assessment of such properties to the benefit of the citizens of Wilson.

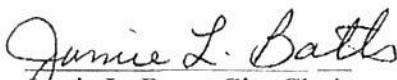
BE IT THEREFORE RESOLVED, that Council authorizes the preparation of an EPA Brownfield Assessment Grant application in an amount not to exceed \$300,000.

Adopted this 17th day of November, 2016.



C. Bruce Rose, Mayor

ATTEST:


Jamie L. Batts, City Clerk



Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☒ Preapplication
☐ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/19/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:** City of Wilson, North Carolina

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

56-6000240

*** c. Organizational DUNS:**

8476382510000

d. Address:

*** Street1:**

P.O. Box 10

Street2:

*** City:**

Wilson

County/Parish:

*** State:**

NC: North Carolina

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

27894-0010

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

*** First Name:**

Michelle

Middle Name:

*** Last Name:**

Brown

Suffix:

Title:

Organizational Affiliation:

*** Telephone Number:**

252-399-2226

Fax Number:

*** Email:**

msbrown@wilsonnc.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Wilson Community-wide Brownfield Assessment Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed: